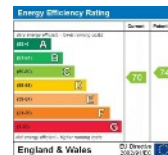


**11 MORFA CRESCENT  
TYWYN  
LL36 9AU**

**Price £420,000 freehold**



**Well maintained and presented 4 bedroom - 2 bathroom detached former MOD officers house  
Gas centrally heated - upvc double glazed throughout. Downstairs cloakroom.  
Enclosed rear garden on large corner plot with stunning valley views to Cader Idris in the distance  
Gravel driveway with gated gravel parking for several vehicles.  
Integral garage.**

This well presented extended detached property is situated on the exclusive cul-de-sac of Morfa Crescent which were built for the officers of the former army camp. With stunning views down the Dysynni Valley to Cader Idris in the distance. Situated on a large corner plot and comprising entrance porch leading to hallway, lounge, dining room, kitchen, utility, garage and cloakroom on the ground floor. With spacious landing, 3 double bedrooms and bathroom on the 1<sup>st</sup> floor and above the garage with its own staircase is the 4<sup>th</sup> bedroom with en-suite shower and room for a lounge area too - perfect for a teenager or elderly relative or just guests. The front garden is low maintenance gravel with a small amount of lawn and gated access to the rear fully enclosed garden split into several areas of interest including a vegetable garden with paved, gravel and decked areas and mature planting plus a gated further parking area which could accommodate several vehicles or a mobile home / caravan. The views from the rear are absolutely stunning down the Dysynni valley to Cader Idris in the distance.

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The accommodation comprises half glazed composite door to;

#### **PORCH**

Windows on 2 elevations, tiled floor, original panelled door to;

#### **HALLWAY**

2 windows to front, built in cupboard housing consumer unit, under stairs cupboard, telephone point, vinyl flooring.

#### **LOUNGE** 5.52 x 3.64

Windows to front and rear, pine ornamental fireplace with tiled hearth, part glazed sliding door to;

#### **DINING ROOM** 4.66 x 2.66

Bay window and glazed door to rear.

Off dining room, part glazed door to hallway and access to:

#### **KITCHEN** 3.70 x 3.63

Window to rear, grey Shaker style units, wood effect laminate work top, ceramic sink, eye level oven and grill, ceramic hob with glass splash back, vinyl floor, built in larder cupboard housing Worcester combi boiler (annually serviced), open to:

#### **UTILITY** 3.66 x 1.64

Window to front, laminate work top, plumbed for washing machine and dishwasher, space for larder style fridge plus space for under counter freezer, half glazed door to:

#### **REAR HALLWAY**

Window to front and rear, half glazed door to garden, laminate floor, a wall of built in cupboards, access to:

#### **INTEGRAL GARAGE** 5.13 x 2.96

Electric up and over door.

#### **CLOAKROOM**

Window to side, w c, wash basin, laminate floor, part tiled walls.

Stairs to:

#### **BEDROOM 1** 7.47 x 4.23

French doors to front with glass Juliet balcony, windows to rear and side, laminate floor.

#### **EN-SUITE SHOWER** 3.06 x 1.74

Window to front, tiled walls, laminate floor, vanity wash basin and w c, large shower cubicle with electric shower, heated towel rail, extractor.

Off main entrance hallway stairs to:

#### **1ST FLOOR LANDING**

Window to front, access to loft, built in airing cupboard with slatted shelving.

#### **BEDROOM 2** 5.52 x 3.65

Window to front and rear, 2 built in cupboards.

#### **BEDROOM 3** 3.67 x 3.63

Window to rear, vanity wash basin, 2 built in cupboards.

#### **BEDROOM 4** 4.65 x 2.68

Window to rear, built in cupboard.

#### **BATHROOM** 2.61 x 1.66

Window to front, vanity wash basin and w c, bath with electric shower over and glass screen plus curtain, vinyl floor, tiled walls, extractor.

#### **OUTSIDE FRONT**

Gravel parking for several vehicles, gated access either side, small lawn area.

#### **OUTSIDE REAR**

Laid to lawn, mature shrubs, paved patio, gravel and decked areas, tap, light, 2 sheds, Summerhouse and potting shed, enclosed vegetable area with fruit bushes and minarette apple trees, enclosed gravel parking area.

#### **TENURE** The property is freehold

#### **ASSESSMENTS** Band F

#### **SERVICES** Mains water, gas, electricity and main drainage are connected.

#### **VIEWING**

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 info@welshpropertyservices.com

#### **MONEY LAUNDERING REGULATIONS**

You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.

#### **DISCLAIMER**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

#### **LASER TAPE CLAUSE**

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



